

073.0

Map

0001

Block

0020.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 752,000 / 752,000

USE VALUE: 752,000 / 752,000

ASSESSed: 752,000 / 752,000

PROPERTY LOCATION

NoAlt NoDirection/Street/City

76COLLEGE AVE, ARLINGTON

Unit #:

Owner 1: MCGURL RICHARD T& MARTHA/TRS

Owner 2: MCGURL MICHAEL & KELLEY/TRS

Owner 3: MCGURL FMLY IRREVOCABLE INCOM

Street 1: 76 COLLEGE AVE

Street 2:

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Own Occ: Y

Postal: 02474

Type:

PREVIOUS OWNER

Owner 1: MC GURL RICHARD T--ETAL -

Owner 2: MC GURL MARTHA A -

Street 1: 76 COLLEGE AVE

Twn/City: ARLINGTON

St/Prov: MA

Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 9,234 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1956, having primarily Wood Shingle Exterior and 1724 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code

Descrip/No

Amount

Com. Int

PROPERTY FACTORS

ItemCodeDescription%

ItemCodeDescription

ZR0LARGE LOT100water

oSewer

nElectri

Census:

Exmpt

Flood Haz:

DTopo1Level

sStreet

tGas:

LAND SECTION (First 7 lines only)

Use CodeDescriptionLUC FactNo of UnitsDepth / PriceUnitsUnit TypeLand TypeLT FactorBase ValueUnit PriceAdjNeighNeigh InflNeigh ModInfl 1%Infl 2%Infl 3%

101One Family9234Sq. Ft.Site070.0.755

Total AC/HA: 0.21198

Total SF/SM: 9234

Parcel LUC: 101

One Family

Prime NB Desc: ARLINGTON

Total: 487,913

Spl Credit

Total: 487,900

IN PROCESS APPRAISAL SUMMARY

Use CodeLand SizeBuilding ValueYard ItemsLand ValueTotal Value

1019234.000264,100487,900752,000

Total Card0.212264,100487,900752,000

Total Parcel0.212264,100487,900752,000

Source: Market Adj CostTotal Value per SQ unit /Card: 436.19/Parcel: 436.1

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct

46122

GIS Ref

GIS Ref

Insp Date

11/06/18

Parcel ID

073.0-0001-0020.A

PREVIOUS ASSESSMENT

Tax YrUseCatBldg ValueYrd ItemsLand SizeLand ValueTotal ValueAsses'd ValueNotesDate

2020101FV264,10009,234.487,900752,000752,000Year End Roll12/18/2019

2019101FV212,20009,234.494,900707,100707,100Year End Roll1/3/2019

2018101FV212,20009,234.369,400581,600581,600Year End Roll12/20/2017

2017101FV212,20009,234.334,600546,800546,800Year End Roll1/3/2017

2016101FV212,20009,234.320,600532,800532,800Year End1/4/2016

2015101FV211,10009,234.271,800482,900482,900Year End Roll12/11/2014

2014101FV196,20009,234.257,900454,100454,100Year End Roll12/16/2013

2013101FV196,20009,234.245,400441,600441,60012/13/2012

SALES INFORMATION

GrantorLegal RefTypeDateSale CodeSale PriceV Tst VerifNotes

MC GURL RICHARD67640-4627/19/2016Convenience1NoNoNo

15553-1895/1/198490,000NoNoNoA

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

DateNumberDescripAmountC/OLast VisitFed CodeF. DescripComment

7/13/2017809Heat App10,350C

10/16/20141353Re-Roof8,000Strip and reroof.

6/10/2014626Redo Bat13,200

4/11/2013523Manual2,500C

4/11/2013522Manual5,613C

10/16/20091003New Wind4,000

ACTIVITY INFORMATION

DateResultByName

11/6/2018MEAS&NOTICEBSBarbara S

6/25/2014Info Fm PrmtPCPHIL C

6/13/2013Info Fm PrmtEMKEllen K

6/13/2013Info Fm PrmtEMKEllen K

1/5/2009Entry Denied372PATRIOT

11/3/1999Mailer Sent

10/15/1999Measured266PATRIOT

8/1/1990PMPeter M

Sign:

VERIFICATION OF VISIT NOT DATA

__/__/__

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

